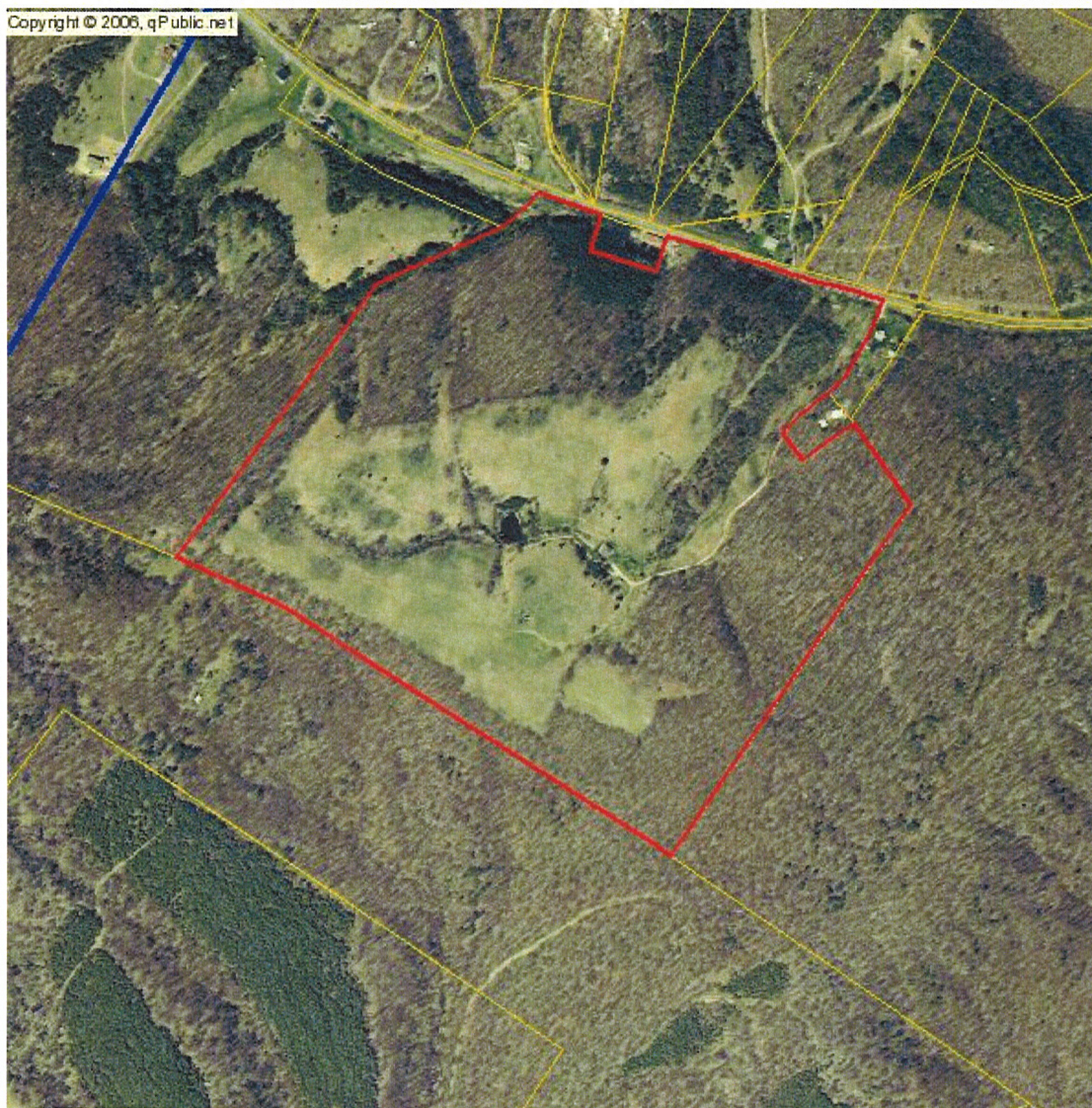




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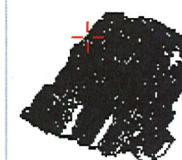
## Legend

...

## Bounding Box

lower left (-60.74287, 40.1429)  
 upper left (-60.74287, 40.19221)  
 upper right (-60.68001, 40.19221)  
 lower right (-60.68001, 40.1429)

## Reference Map



0 400 800 1200 1600 ft

0 130 260 390 520 m

## PARCEL INFORMATION TABLE

## Selected Parcel

10-025-002

Acres

~~60.74287, 40.1429~~

Property Use

c

Land Use

~~60.74287, 40.1429~~

## OWNERSHIP INFORMATION

Name

Mailing Address

~~60.74287, 40.1429~~

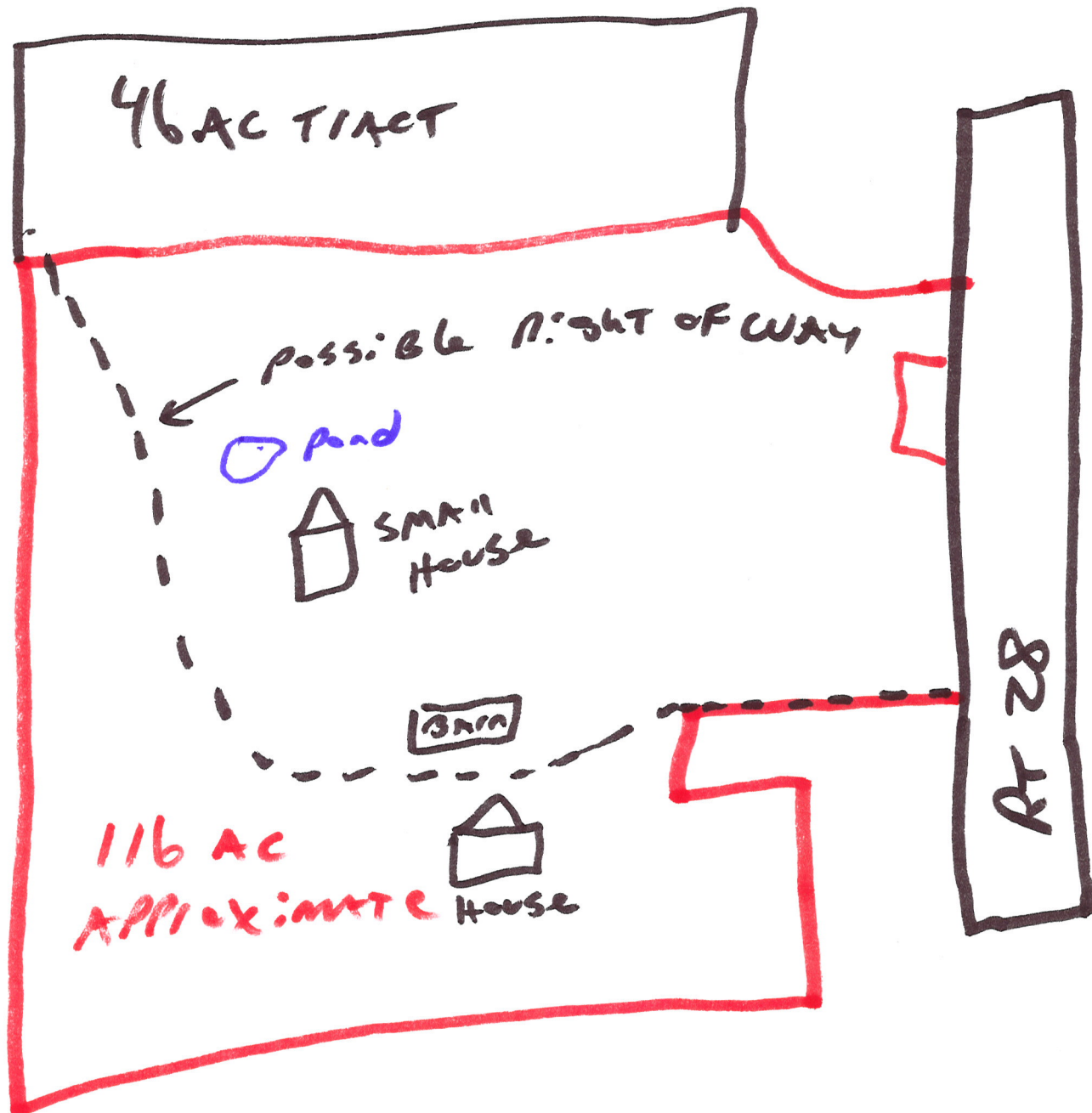
Situs/Physical Address

\$0.00

## VALUES



It seems that the only person with a right of way over this property is the owner of the 46 AC TRACT. There is nothing on this property to my knowledge and is only used for hunting.



The dotted line on the drawing is said by some to be an old state road. In the deed to the 46 AC TRACT, it references a right of way over this property, however there is no plat that shows the exact location of the right of way.  
see top

Bearings on this map are based on a plat recorded in Map Book 9 at Page 91



1. Charles Carl, III  
Lisa J. Carl  
425/315  
TM 25-4

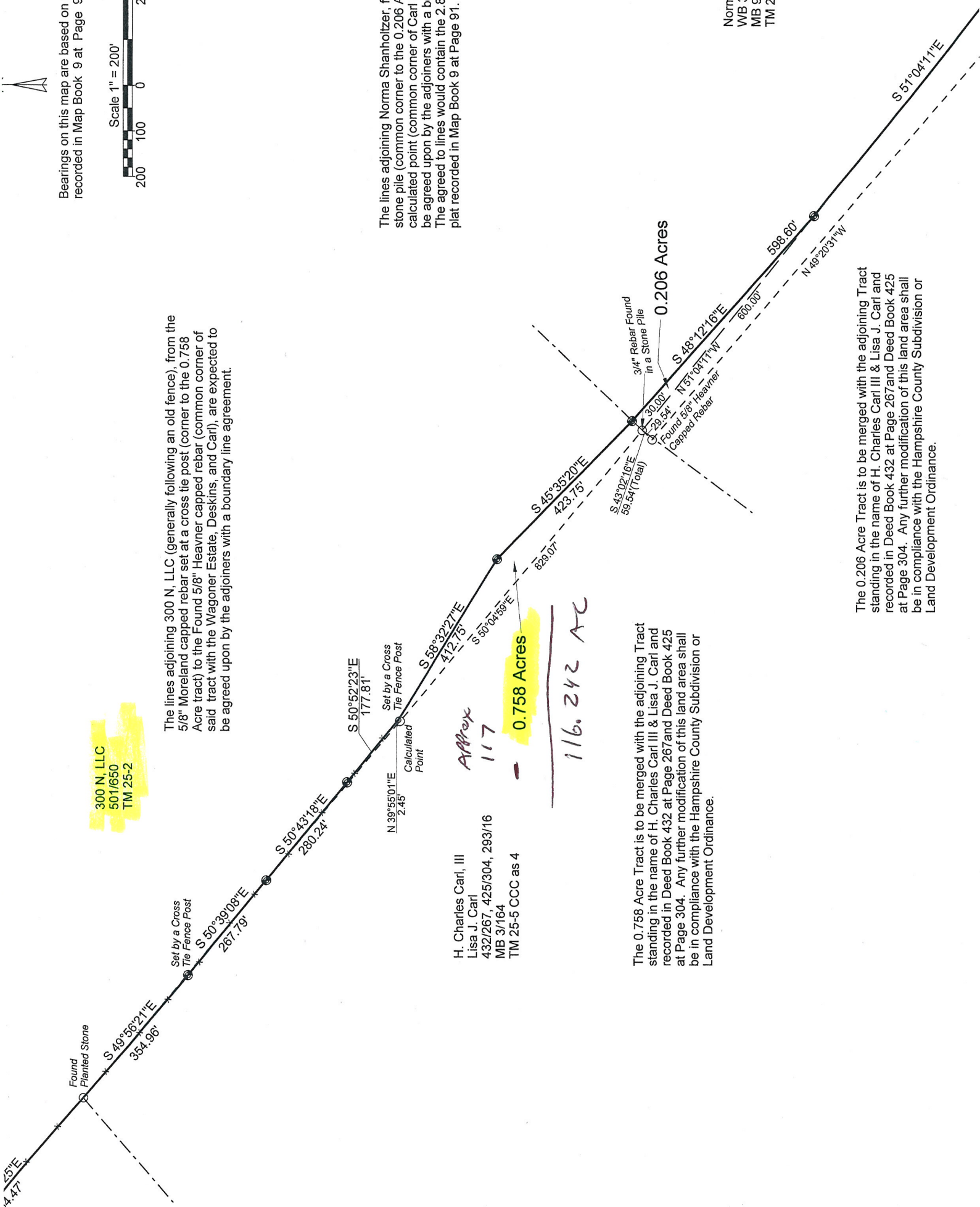
300 N, LLC  
501/650  
TM 25-2

The lines adjoining 300 N, LLC (generally following an old fence), from the 5/8" Moreland capped rebar set at a cross tie post (corner to the 0.758 Acre tract) to the Found 5/8" Heavner capped rebar (common corner of said tract with the Wagoner Estate, Deskins, and Carl), are expected to be agreed upon by the adjoiners with a boundary line agreement.

The lines adjoining Norma Shanholzer, from the 3/4" rebar found in a stone pile (common corner to the 0.206 Acre tract, and Carl) to the calculated point (common corner of Carl and Landis), are expected to be agreed upon by the adjoiners with a boundary line agreement. The agreed to lines would contain the 2.88 Acre overlap shown on the plat recorded in Map Book 9 at Page 91.

Norma Shanholzer  
WB 31/550  
MB 9/91  
TM 26-21

The 0.206 Acre Tract is to be merged with the adjoining Tract standing in the name of H. Charles Carl III & Lisa J. Carl and recorded in Deed Book 432 at Page 267 and Deed Book 425 at Page 304. Any further modification of this land area shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance.



H. Charles Carl, III  
Lisa J. Carl  
432/267, 425/304, 293/16  
MB 3/164  
TM 25-5 CCC as 4

Approx  
117  
- 0.758 Acres  
116.242 AC

The 0.758 Acre Tract is to be merged with the adjoining Tract standing in the name of H. Charles Carl III & Lisa J. Carl and recorded in Deed Book 432 at Page 267 and Deed Book 425 at Page 304. Any further modification of this land area shall be in compliance with the Hampshire County Subdivision or Land Development Ordinance.

75754

BOOK 487 PAGE 085

ARTHUR J. DESKINS,  
GRANTOR

THIS DEED, Made and entered into this 30 day  
of November 2009, by and between Arthur J.

TO: DEED

Deskins, Grantor and Party of the First Part and  
Gordon Deskins, James Deskins and Douglas Deskins,  
Grantees and Parties of the Second Part, as Tenants

GORDON DESKINS,  
JAMES DESKINS,  
AND  
DOUGLAS DESKINS,  
GRANTEES

in Common of 2003 Churchill Rd  
Franklin In 46131

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration deemed valid in law, the receipt of all of which is hereby acknowledged, the said Grantor and Party of the First Part does hereby grant and convey with Covenants of General Warranty of Title, and to be free and clear of all liens and encumbrance unto Gordon Deskins, James Deskins and Douglas Deskins, as Tenants in Common, Grantees and Parties of the Second Part, the following described tract or parcel of real estate:

All that certain tract or parcel of real estate situate in Springfield District, Hampshire County, West Virginia, being a portion of what is commonly referred to as "Big Knob", containing 46.75 acres, more or less, and which said parcel has been recently surveyed by David G. Vanscoy, Professional Surveyor, and a copy of a Description of Survey as prepared by said Surveyor is attached hereto and made a part hereof for all pertinent and proper reasons, including a more particular metes and bounds description of said real state, and a Plat of Survey as prepared by said Surveyor is of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Map Book 9, Page 304, and also is by reference made a part hereof for all pertinent and proper reasons, and on which said Plat this 46.75 acre tract is depicted as Tract 2.

Being the same real estate which was conveyed unto Arthur J. Deskins, by Deed of William E. Deskins, Executor of the Estate of Hubard W. Deskins, dated the 31<sup>st</sup> day of December 2003 and of record in the Office of the Clerk of the County Commission of Hampshire County, West Virginia, in Deed Book 429 at Page 775.

There is further conveyed unto the Grantees herein all right, title, and interest of the said Grantor in and to that certain right of way leading from West Virginia Route 28 over an existing roadway which has always been used by the Grantor's father Hubbard W. Deskins over the lands now or formerly owned by Gough, et als., through what is known as the "Shrout Home Place", to the



northeast boundary of this tract over the existing roadway now in use, same to be used for purposes of ingress and egress and all other pertinent and proper reasons. As set forth in said Will, no further right of way is conveyed unto the Grantees herein, and this right of way terminates at the boundary of the 46.75 acre tract conveyed herein, and there is no right of way granted over Tract 1 as shown on the above set forth plat, nor shall the owners of Tract 1 be granted a right of way over this tract.

TO HAVE AND TO HOLD the real estate herein conveyed, together with the improvements thereon, and all rights, rights-of-way, and easements, as the Grantors may have and all other appurtenances thereunto belonging, unto Gordon Deskins, James Deskins and Douglas Deskins, Grantees and Parties of the Second Part as Joint Tenants In Common, their heirs or assigns, in fee simple, forever.

WITNESS the following signatures and seals:

 (SEAL)  
ARTHUR J. DESKINS

STATE OF Indiana,  
COUNTY OF Johnson, TO WIT:

I, Donna D. Bryant, a Notary Public in and for the aforesaid County and State, do hereby certify that Arthur J. Deskins, who signed the foregoing and annexed writing bearing date of the 30<sup>th</sup> day of November 2009, has this day acknowledged the same before me in my said County and State.

Given under my hand this 30<sup>th</sup> day of November 2009.

My Commission expires: 10/28/17

  
NOTARY PUBLIC

#### DECLARATION OF CONSIDERATION

Under the penalties of fine and imprisonment as provided by law, the undersigned does hereby declare the total consideration for the property transferred by the document to which this declaration is append is exempt from Documentary Stamps due to a transfer between father and sons.

att. Royce B. Saville  
GRANTOR/GRANTEE

THIS INSTRUMENT WAS PREPARED BY: ROYCE B. SAVILLE  
ATTORNEY AT LAW OF ROYCE B. SAVILLE, PLLC  
95 WEST MAIN STREET, P.O. BOX 2000  
ROMNEY, WEST VIRGINIA 26757

Without title search  
Blp 11/10/09

ROYCE B. SAVILLE, PLLC  
ATTORNEY AT LAW  
95 WEST MAIN ST.  
P.O. BOX 2000  
ROMNEY, W VA. 26757

SHARON H. LINK  
HAMPshire County 01:52:57 PM  
Instrument No 121502  
Date Recorded 12/07/2009  
Document Type DEED  
Book-Page 487-585  
Recording Fee \$11.00  
Additional \$5.00

STATE OF WEST VIRGINIA, Hampshire County Commission Clerk's Office 12/7/09 1:52pm

The foregoing Instrument, together with the certificate of its acknowledgment, was this day presented in said office and admitted to record.

Teste

Sharon H. Link

Clerk.